

# EASTBOURNE

UNIT 26, LANGNEY CENTRE BN23 7RT



Prime Mall Unit - To Let  
Established District Shopping Centre

## LOCATION

The unit occupies a prominent central trading position within the established Langney Shopping Centre which is located c.4 miles outside of Eastbourne Town Centre, offering a wide variety of retailers and ample public parking.

The Langney Centre is anchored by **Tesco** and accommodates other multiple retailers such as **Peacocks, Iceland, Boots, Card Factory** and **The Works**.

The Langney Centre is currently undergoing a 35,000 sq ft leisure and retail extension at a cost of £10.2m. Pre-lets have been agreed with **Home Bargains, Anytime Fitness, Costa Coffee** and **Holland & Barrett**.

## DESCRIPTION

The property comprises ground floor and basement, with the following approximate dimensions and net floor areas:-

Gross Frontage	7.17 m	21 ft 6 ins
Internal width (max)	16 m	52 ft 6 ins
Shop Depth	27.13 m	89 ft
Ground Floor Sales	316.89 sq m	3,411 sq ft
Basement	22.95 sq m	247 sq ft

## TERMS

Available by way of an assignment of the existing 10 year effectively fully repairing and insuring lease from 21 June 2011, at the current rent passing of **£41,500 pa** with no further review.

## RATES

Current Rateable Value                      £35,500

Rate in the £ (2017/18)                      46.6p

Prospective occupiers should make their own enquiries to verify this information.

## ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## CONTACT

Please note that staff are unaware that the property is being marketed. For further information or to arrange an inspection of the property please contact agents:-

Charlie Evans  
01273 617142  
07484 510906  
[cevens@cradick.co.uk](mailto:cevens@cradick.co.uk)

Andy Morrish  
01273 617141  
07919 172115  
[amorrish@cradick.co.uk](mailto:amorrish@cradick.co.uk)

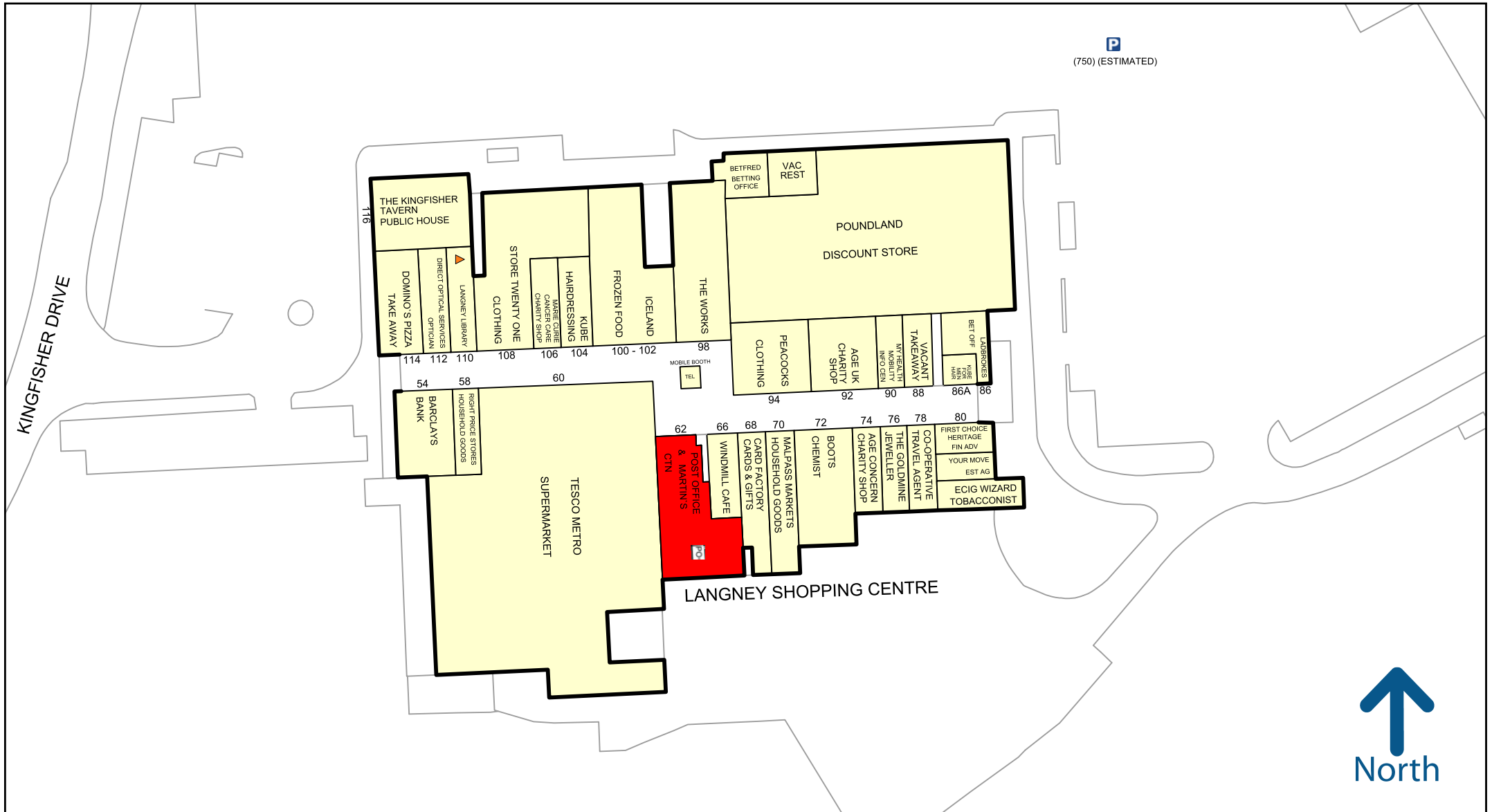
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6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141  
Offices in Tunbridge Wells & Brighton

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50 metres

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